

May 5, 2004 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

04AN0239

Stephen W. O'Neill, Jr.

Midlothian Magisterial District
2000 Running Brook Lane

REQUEST: A 7.1 foot Variance to the thirty-five (35) foot corner side yard setback requirement for a dwelling addition.

RECOMMENDATION

Recommend approval of this Variance for the following reasons:

- A. Variance will not impair the character of this residential area.
- B. Variance will not reduce or impair the value of the buildings or property in the surrounding area.

CONDITION

This Variance shall be for the proposed addition as depicted on the plat attached to staff's report.

GENERAL INFORMATION

Location:

Property is known as 2000 Running Brook Lane. Tax ID 736-714-8027 (Sheet 2).

Existing Zoning:

R-15

Size:

0.5 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - R-15; Residential

South - R-15; Residential

East - R-15; Residential

West - R-15; Residential

Utilities:

Public water and sewer

General Plan:

(Northern Area Land Use and Transportation Plan)

Residential
(1.51 to 4.0 units per acre)

DISCUSSION

The applicant is proposing to construct an addition on the south side of the existing dwelling. The proposed addition will be located 27.9 feet from the corner side yard. The Zoning Ordinance requires a thirty-five (35) foot corner side yard setback, therefore the applicant requests a 7.1 foot Variance (see attached plat).

The applicant provides the following justification in support of this request:

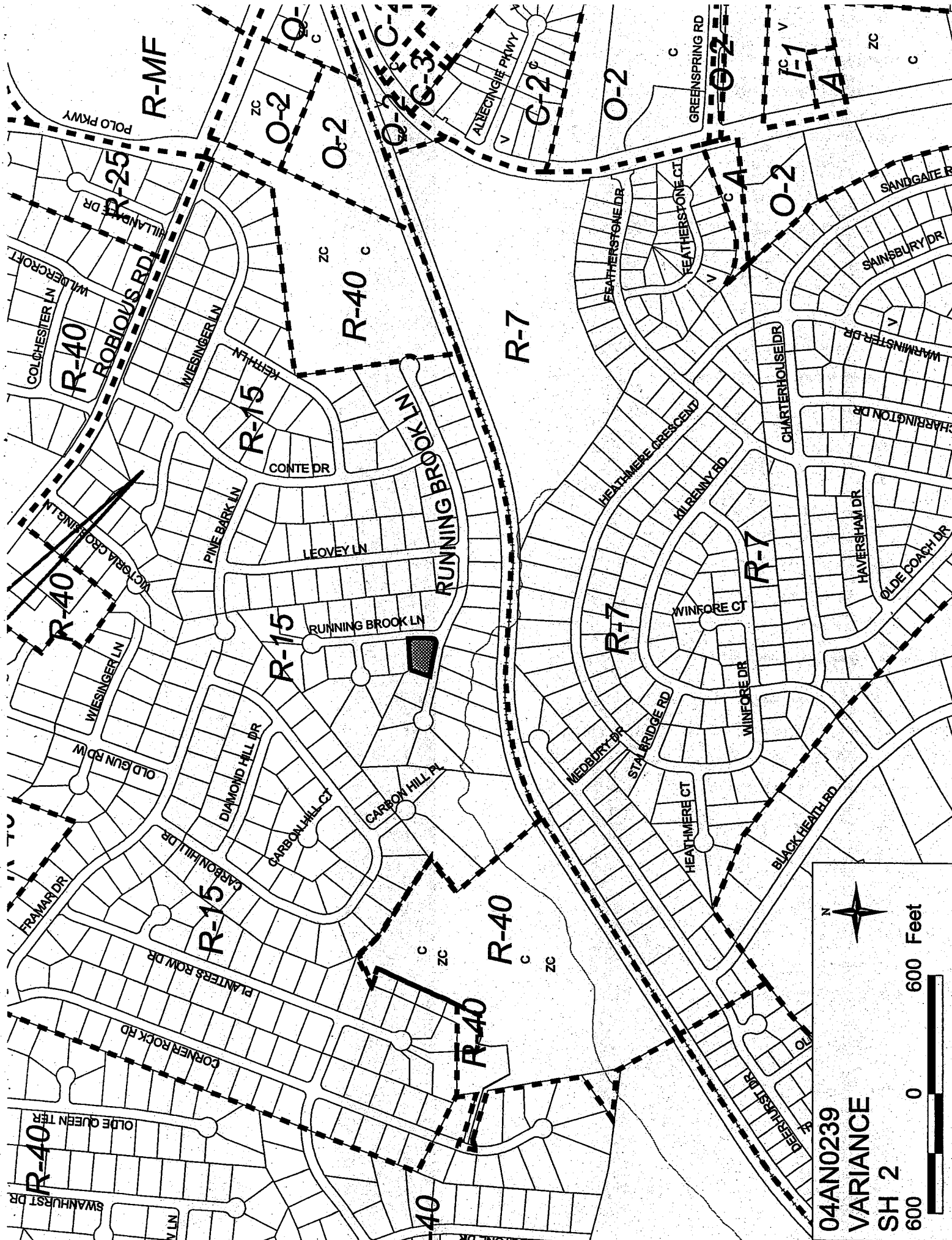
We wish to add a wing on the home to include a bedroom and full bath. The wing is necessary to provide a first floor bedroom for Faye's mother who is eighty-five (85) years old and has a deteriorating spine, requiring surgery. All of our bedrooms are on the second floor. This addition will prevent the necessity for her to use stairs.

Staff visited the site which is located in the Briarwood Subdivision, a well-established development. Staff notes the subject property is an unusually shaped corner lot.

Staff believes that allowing the applicant to construct the addition in the corner side yard 27.9 feet from the property line will not impair the value of the property in the immediate or surrounding area. Staff notes the dwelling on adjacent property to the rear is approximately 160 feet from the dwelling

on the subject property. This distance may help to minimize any adverse impact this addition may create.

If a Variance is approved, staff feels that it should only be applicable to the proposed addition, as depicted on the plat attached to the staff report. Other additions could be constructed to the reduced setback along the property line if a Condition is not approved with the request. Therefore, staff requests that the Variance, if approved, be restricted by the Condition noted herein.



04AN0239
VARIANCE
SH 2
600 0 600 Feet

